



Slater Road, Bentley Heath

Guide Price £400,000





PROPERTY OVERVIEW

Set on a sizeable corner plot, this impressive three-bedroom, one-bathroom extended property offers a spacious and versatile living space suited for a growing family. The property is idyllically situated behind a large green area, enhancing its charm and kerb appeal. A gated driveway to the side of the property provides convenient and secure parking for multiple vehicles, adding practicality to its attractive exterior.

Upon entering the property, you are welcomed into a bright and inviting main hallway accessible through a porch, leading to all the downstairs accommodation. The ground floor boasts two generously sized reception rooms, the rear of which has French doors leading to the rear garden, offering ample space for relaxation and entertainment. Additionally, the property benefits from a guest W/C and an extended breakfast kitchen which boasts french doors leading to the garden.





Ascending to the upper level, the property features three generously proportioned bedrooms, each offering comfort and privacy. These bedrooms are serviced by a well-appointed shower room, ensuring functional and stylish facilities for the household. This thoughtful layout enhances the overall appeal and functionality of the home, catering to both relaxation and practical living needs.

One of the standout features of this property is the sought-after location, benefiting from being within walking distance to Dorridge Train Station, perfect for commuters and enhancing connectivity to nearby areas. Furthermore, being in the Arden Academy catchment area, families with school-aged children will appreciate the educational opportunities offered by this reputable institution.

Offered to the market with the added benefit of no upward chain, this property presents an excellent opportunity for prospective buyers looking to settle in a thriving community with convenient access to essential amenities and transport links. The combination of a spacious interior, well-designed layout, and desirable location makes this property a compelling choice for those seeking a comfortable and convenient family home. Arrange a viewing today to fully appreciate the unique offerings of this exceptional property.





PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Extended Semi Detached Property Set On A Large Corner Plot
- Offered To The Market With The Benefit Of No Upward Chain
- Set Behind A Large Green With A Gated Driveway To The Side Of The Property Providing Ample Parking
- All Downstairs Accommodation Is Located Off The Main Hallway Which Is Accessed Via The Porch
- To The Ground Floor, The Property Benefits From Two Large Reception Rooms, A Guest W/C & An Extended Breakfast Kitchen
- Upstairs, The Property Is Comprised Of Three Generous Bedrooms, All Serviced By A Well Appointed Shower Room
- Located Walking Distance To Dorridge Train Station & In Arden Academy Catchment



ENTRANCE PORCH

WC

ENTRANCE HALLWAY

LIVING ROOM

19' 0" x 10' 0" (5.80m x 3.05m)

DINING ROOM

14' 3" x 12' 8" (4.35m x 3.85m)

BREAKFAST KITCHEN

13' 1" x 13' 1" (4.00m x 4.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 10' 6" (3.95m x 3.20m)

BEDROOM TWO

10' 6" x 10' 0" (3.20m x 3.05m)

BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.45m)

SHOWER ROOM

8' 0" x 5' 7" (2.45m x 1.70m)

TOTAL SQUARE FOOTAGE

112.0 sq.m (1206 sq.ft) approx.

OUTSIDE THE PROPERTY

GATED DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

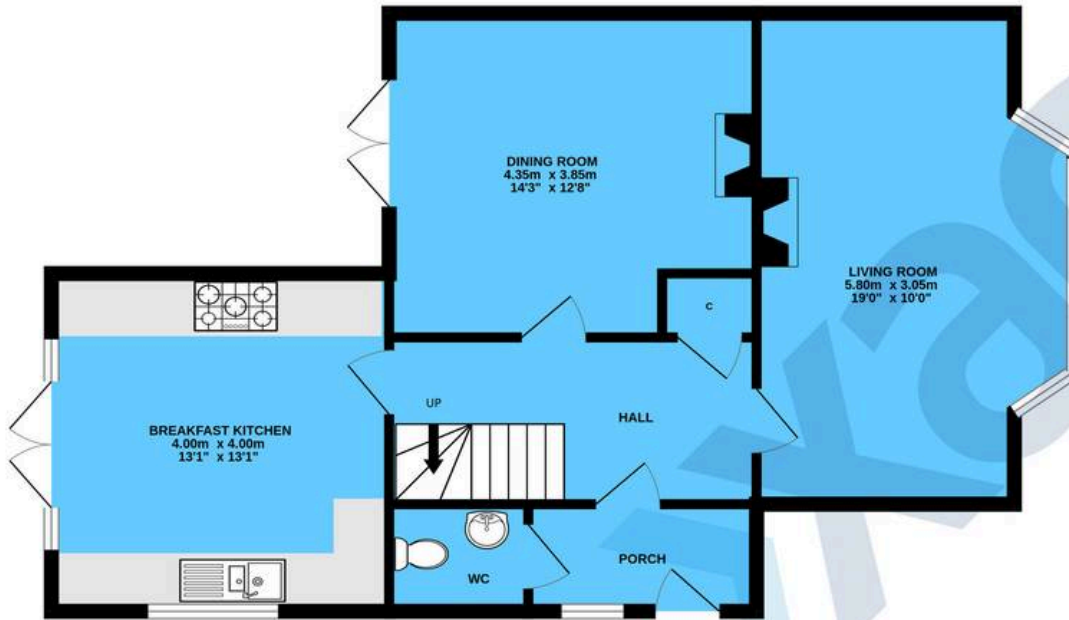
Services - direct mains water, sewers and electricity.
Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

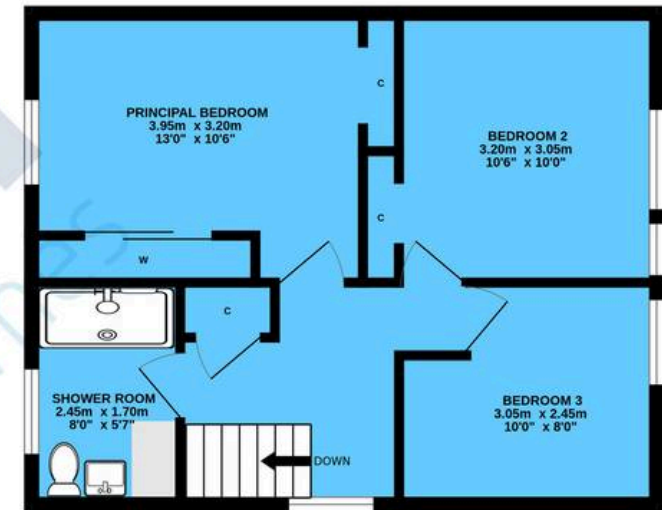
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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